

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
JUNE 23, 2015
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2015 through 1/2016	
		<u>Present</u>	<u>Absent</u>
Howard Elfman, Chair	P	5	0
Chad Thilborger, Vice Chair [arrived 9:27]	P	3	2
Paul Dooley	P	5	0
Joan Hinton	P	4	1
Patrick McGee	P	5	0
Lakhi Mohnani	P	5	0
Howard Nelson	A	4	1

Alternates:

PJ Espinal	A	0	5
Joshua Miron	A	0	5
Robert Smith	P	4	1

Staff Present

Bruce Jolly, Board Attorney
Peggy Burks, Clerk III
Rhonda Hasan, Assistant City Attorney
Yvette Ketor, Secretary, Code Enforcement Board
Deanna Bojman, Clerk III
Porshia Goldwire, Administrative Aide
Alejandro DelRio, Building Inspector
Yvette Cross-Spencer Project Specialist
Jose Abin, Building Inspector
Robert Masula, Building Inspector
Leroy Jones, Building Inspector
George Oliva, Building Inspector
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE14072224: Adiel Buchillon, owner's husband
CE14111192: Robert Hasan, owner
CE15010221: Eric Martinez, contractor
CE14091628: Robert Louis Shearin, attorney
CE15020130: Michael Hackert, owner
CE14120559: Roy Shimon Shriki, owner
CE14100302: Matthew Mitchell, owner's representative; Wright Lloyd, owner
CE15040506: Luciana Ugarte, attorney; Julia Parker, neighbor; Robert Bramlet, neighbor
CE14051438: Stanley Switzer, property manager
CE14120868: TI Bar Zvi, owner
CE14031823: Peter Fogg, contractor
CE15041503; CE15041506: Michael Annecca, tenant; Gerard Cataldo, engineer; Jonathan Naylor, owner
CE15011126: Miriam Velasco, owner; Eric Martinez, interpreter
CE15040732: Sunyaluk Yuthasunthorn, owner
CE14071821: Kathleen Landers, owner's daughter
CE13110620: Susan Whalen, owner
CE14031887: Gary Ansley, contractor
CE14030884: Kimberly Williams, owner
CE14051264: Andrew Holland, owner
CE15050611: Michael McMullen, attorney; Bradford Cohen, manager
CE14081060: Macelo Almeida, owner
CE13100827: Donald Scott, previous
CE14120489: Leah Mayersohn, attorney
CE14101949: John Richard Purland, contractor
CE14091251: Edgar Chevero, owner's cousin
CE15011433: Thomas Shively, owner; Scott Jesue, general manager
CE14081054: Arthur Bartholomew, owner
CE14061156: Marc Obas, owner; Eric Martinez, contractor
CE14110356: Glen Mondani, owner
CE14120144: Keith Pierson, owner
CE11110991: Carl Perkins, contractor
CE15042018: Peter Kelly, owner
CE14051355: James Williams, owner's husband
CE14090039: Juan Cardona, general contractor
CE15030619: Marema Nikezik, attorney; Rex Nichols, architect

The meeting was called to order at 9:03 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE14111192

4143 North Ocean Boulevard # 103
HASSAN, JAMES C &
HASSAN, A. L.

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and the tenant had informed him an out-of-state contractor had installed the windows and doors.

Robert Hasan, nephew of the owner, said a local contractor was about to pull the permits for the work. He requested four more weeks.

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14091628
5420 Northeast 22 Terrace
LONGVIEW HOUSE LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit applications for the AC units had been resubmitted on 6/1/15 and were pending plan review. There was no additional permit activity.

Robert Shearin, attorney for the owner, said the air conditioner work should be completed within the week. He stated they were buying hurricane shutters for the windows that were installed. Inspector Masula confirmed that after permits were pulled for the windows, doors and shutters that were installed, that violation would be in compliance. Mr. Shearin stated the units were occupied. He requested 60 days.

Motion made by Mr. Dooley, seconded by Ms. Hinton, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Dooley left the dais.

Case: CE14110356

2612 Barbara Drive
MONDANI, GLEN H/E
MONDANI, PENTELOPE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,400 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the permits had been renewed and recommended a 126-day extension.

Motion made by Mr. McGee, seconded by Ms. Hinton, to grant a 126-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Mr. Dooley returned to the dais.

Case: CE15011433
1819 Southeast 17 Street
THE PORT CONDO ASSN INC.

This case was first heard on 4/28/15 to comply by 6/23/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the owner was working with the City. He recommended a 35-day extension.

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14101949
1728 Northeast 16 Terrace
SCHANZENBACH, JOHN H JR & LINDA S

This case was first heard on 4/28/15 to comply by 6/23/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master, electrical and plumbing permit applications had been submitted 4/24/15 and the electrical was pending corrections. He recommended a 63-day extension.

Motion made by Mr. Smith, seconded by Mr. McGee, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14071821

1070 Northwest 25 Avenue
LANDERS, MARIE H/E
TAYLOR, MARTHA

This case was first heard on 1/27/15 to comply by 2/24/15 for FBC (2010) 105.1.5 and 3/24/15 for the other violations, amended to 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$9,520.

George Oliva, Building Inspector, reported there had been no permit applications for the windows or the shed. He stated he would recommend the last 35-day extension.

Kathleen Landers, the owner's daughter, said she needed more time.

Eric Martinez, contractor, said he had found an NOA that the Building Official might accept for the shed and he could not locate an NOA for the windows. Ms. Landers said she would try to get the permit if she were granted an extension. Mr. Martinez said Ms. Landers could not afford the permit fees. He hoped the City might help Ms. Landers find the right NOA for the windows.

Inspector Oliva said the City would accept the NOA as long as the layout was similar. The same applied for the windows. He recommended a 63-day extension and said he would work with Mr. Martinez. Mr. Martinez stated he had not been hired by Ms. Landers; he was just supplying her with information.

Motion made by Mr. Dooley to grant a 63-day extension to 8/25/15, during which time no fines would accrue. Motion died for lack of a second.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 91-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15030619

3333 Northeast 33 Street
GALT II LLC

This case was first heard on 4/28/15 to comply by 5/26/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$94,500 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the second application had been submitted on May 29, 2015, picked up for corrections on 6/17/15 and had not been resubmitted.

Marema Nikezik, attorney, requested time to address the comments on the plans.

Rex Nichols, architect, said this was a minor renovation and most of the improvements existed when his client purchased the property. He agreed to make whatever corrections were needed. Ms. Nikezik confirmed the building was vacant.

Motion made by Mr. Smith, seconded by Mr. Mohnani, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a roll call vote, motion passed 6-0.

Mr. Thilborger arrived at 9:27.

Case: CE14051438

645 Northwest 14 Terrace
645 NORTHWEST 14 TERRACE LAND TRUST
%SWITZER, STAN TRUSTEE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, reported there had been progress; the plans were almost ready to be picked up.

Stanley Switzer, property manager, stated they had permits for the cabinets and the electrical and requested two more weeks.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14030884

1213 Northwest 23 Terrace
THOMAS, BETHANI J
WILLIAMS, KIMBERLY

This case was first heard on 8/26/14 to comply by 9/23/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 6/24/15 and would continue to accrue until the property was in compliance.

Leroy Jones, Building Inspector, reported there had been progress; electrical, plumbing and mechanical had been approved. He recommended a 35-day extension.

Kimberly Williams, owner, said she was trying her best and was submitting the plans to the engineer again.

Motion made by Ms. Hinton, seconded by Mr. Thilborger, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15020130

115 Southwest 19 Avenue
LOPEZ, MILTON &
HACKERT, MICHAEL

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the only remaining issue was the air conditioner permit and final inspection for the other permits. He recommended a 35-day extension.

Michael Hackert, owner, said he was waiting for the permits to be approved.

Motion made by Mr. Dooley, seconded by Mr. Thilborger, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14031823

733 Northwest 15 Terrace
WICKHAM, JAMES DAVID

This case was first heard on 8/26/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner was in the process of removing the addition and recommended a 35-day extension.

Peter Fogg, contractor, said the removal should be complete in 35 days.

Motion made by Mr. Dooley, seconded by Mr. Thilborger, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14031887

1140 Northwest 4 Avenue
VILLA, ROBERT

This case was first heard on 8/26/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been some progress with the permits and the owner intended to demolish the garage bathroom. He recommended a 35-day extension for the permits to be issued. He reminded the Board that there had been a revision to the permit application.

Gary Ansley, contractor, stated he had picked up the permits the previous day and he could complete work in 35 days.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14091251

1736 Southeast 14 Street
VERDUGO, CARLOS E

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the seawall repair/piling permit was active and repairs were ongoing. The owner had stated he would permit or remove the temporary fence. He recommended a 35-day extension.

Edgar Chevero, the owner's cousin, confirmed the seawall was being repaired and they would either permit or remove the fence. He requested an extension.

Motion made by Ms. Hinton, seconded by Mr. Thilborger, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14072224

3621 Southwest 22 Street
MARTIN, IDANIA

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the fence permit had been submitted and the owner would apply for the shed permit. He recommended a 35-day extension for the permits to be issued.

Adiel Buchillon, the owner's husband, confirmed he had received the NOA for the shed permit. He felt they should be done in 35 days.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11110991

2845 Southwest 4 Street
GALLINGTON, MARILYN K

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,700.

George Oliva, Building Inspector, provided a history of the case. He said permits that had been applied for in June 2014 were not inspected until April 2015 and had failed. Subsequently, the window and AC permits had been voided. There were no valid permits for electrical violations or the window and doors. Inspector Oliva did not recommend another extension. Chair Elfman asked about the many extensions the Board had already granted and Inspector Oliva related the progress that had been made over time with the driveway and roof but noted that progress had ceased.

Carl Perkins, contractor, explained he had advised the owner to get new windows instead of permitting the existing windows because there were no product approvals.

Inspector Oliva said the owner was aware of the specifics of the violations and he felt Mr. Perkins was confused and should verify the conditions at the property. He recommended no additional extensions.

Ms. Hasan agreed with Inspector Oliva that no additional extensions should be granted.

Motion made by Mr. McGee, seconded by Mr. Thilborger, to grant a 154-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Motion made by Mr. Mohnani to grant a 35-day extension to 7/28/15, during which time no fines would accrue. Motion died for lack of a second.

Case: CE14081060

1513 Northwest 18 Court
MAG HOME SOLUTIONS LLC

This case was first heard on 4/28/15 to comply by 6/23/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permit applications had been submitted and recommended a 63-day extension.

Macelo Almeida, owner, said the previous owner had promised to comply the violations but had never acted so Mr. Almeida had hired a contractor to pull the permits and do the work.

Motion made by Ms. Hinton, seconded by Mr. Thilborger, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13110620

1123 West Las Olas Boulevard
WHALEN, SUZANNE

This case was first heard on 2/24/15/14 to comply by 6/23/15. Violations were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, reported the permit application had been submitted and recommended a 63-day extension.

Suzanne Whalen, owner, said they had extended the closing date to July 1 so the violations could be complied prior to the sale. Inspector Jones said the permits should be issued within 30 days.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE14061156

2421 Southwest 5 Place
OBAS, MARC ANTOINE H/E
OBAS, LAURIANE

This case was first heard on 10/28/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits had been issued and recommended a 91-day extension. He said the contractor had informed him of an issue with the air conditioner which required a repair.

Eric Martinez, contractor, confirmed the problem with the air conditioner. He requested 91 days.

Marc Obas, owner, agreed with Mr. Martinez.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 91-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14081054

1834 Lauderdale Manors Drive
WSC BRICKELL LLC

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, reported the permits were ready to be issued and recommended a 35-day extension.

Arthur Bartholomew, owner, said they were making progress and they must wait for the master permit to begin work. He requested more than 31 days.

Inspector Jones stated that once the permit was issued, Mr. Bartholomew would have additional time to get the work done.

Motion made by Ms. Hinton, seconded by Mr. Thilborger, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14090039

3145 Northeast 9 Street
ESPOSITO ENTERPRISES INC.

This case was first heard on 10/28/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued June 17; the mechanical, electrical and plumbing sub permits had not been issued yet and needed contractors.

Juan Cardona, general contractor, said they were making some changes to the plans and he needed to renegotiate with the owner. He requested 60 days.

Motion made by Mr. Mohnani, seconded by Mr. McGee, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. In a roll call vote, motion failed 4-3 with Mr. Dooley, Ms. Hinton Mr. Thilborger and Chair Elfman opposed.

Motion made by Ms. Hinton, seconded by Mr. Smith, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a roll call vote, motion passed 5-2 with Mr. Dooley and Mr. Thilborger opposed.

Case: CE14051355

3051 Northwest 23 Street
WILLIAMS, THERESA

This case was first heard on 1/27/15 to comply by 2/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, reported there had been no progress.

James Williams, the owner's husband, said he had given an engineer a deposit for the roof.

Motion made by Mr. Mohnani, seconded by Mr. Dooley, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15010221

4356 North Federal Highway
HAZ REAL ESTATE INVESTMENT LLC

This case was first heard on 4/28/15 to comply by 6/23/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the electrical and plumbing permits had been issued. He recommended a 154-day extension.

Eric Martinez, contractor, said 154 days was ample time.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 154-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

Case: CE14051264

1324 Southwest 30 Street
HOLLAND, ANDREW JAMES

This case was first heard on 1/27/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, reported there had been no progress.

Andrew Holland, owner, stated his plans had been destroyed and he needed to get new plans and resubmit them. He added that his son had been in the hospital recently.

Motion made by Mr. Mohnani, seconded by Mr. Dooley, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14120559

200 S Birch Rd # 1111
SHRIKI, ROY

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master, electrical and plumbing permits had passed most plan reviews and should be ready by the end of the week. He recommended a 35-day extension.

Roy Shriki, owner, confirmed he planned to sell the home.

Motion made by Mr. Smith, seconded by Mr. McGee to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15011126

960 Alabama Avenue
VELASCO, MIRIAM
VELEZ, ROBERTO

Service was via posting on the property on 6/5/15 and at City Hall on 6/11/15.

Eric Martinez, contractor, stated he would interpret for the owner, Miriam Velasco.

Leroy Jones, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. RENOVATING KITCHEN, BATHROOM, LAUNDRY ROOM WITH
ELECTRICAL AND PLUMBING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE
PERMITTING PROCESS.

Inspector Jones stated on 1/30/15 and again on 3/12/15 he had posted Stop Work Orders on the property. He submitted photos of the property and the Notice of Violation

detailing the violations and corrective action into evidence, and recommended ordering compliance within 30 days or a fine of \$50 per day, per violation.

Ms. Velasco said Inspector Jones had spoken with the original contractor's representative, not her. She said the contractor she had hired to pull the permit had not and she had found a new contractor to pull the permits. She stated no one was occupying the home now.

Inspector Jones had checked the computer and determined the owner had applied for the permits.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15040732

1032 Northeast 15 Avenue
YUTHASUNTHORN FAMILY ENTERPRISES INC.

Certified mail sent to the owner was accepted on 6/8/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH EXTENSIVE
INTERIOR AND EXTERIOR REMODELING WITHOUT THE
REQUIRED STRUCTURAL PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.3

THIS PROPERTY HAS BEEN ALTERED WITH EXTENSIVE
INTERIOR DEMOLITIONS WITHOUT THE REQUIRED PERMITS
AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH EXTENSIVE
ELECTRICAL WORK BEING DONE INCLUDING REPLACING THE
ELECTRICAL PANEL WITHOUT THE REQUIRED ELECTRICAL
PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE AFTER THE FACT PLAN
REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.
SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS
CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation.

Sunyaluk Yuthasunthorn, owner, said she had purchased the property in 2008 and it had been vacant since then. She had hired an architect and said plans to replace the windows and door had been approved by the City. Ms. Yuthasunthorn stated drywall had been damaged during the window installation and the contractor had repaired it. She had also applied for a change of use with the City to use the property as a restaurant.

Inspector Masula said replacing the windows with the same sized units did not require an architect. He pointed out that the walls and windows had been significantly altered, which would require an architect.

Motion made by Mr. McGee, seconded by Mr. Smith to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 7/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion failed 1-6 with only Mr. Smith voting in favor.

Motion made by Mr. Mohnani, seconded by Mr. Dooley to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 5-2 with Ms. Hinton and Mr. Thilborger opposed.

Case: CE15040506

643 Northwest 1 Avenue
FEDERAL NATIONAL MORTGAGE ASSN

Service was via posting on the property on 6/16/15 and at City Hall on 6/11/15.

Robert Masula, Building Inspector, testified to the following violations:
9-280(B)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE INTERIOR DEMOLITION OF DRYWALL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND

PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE OUT ALL REQUIRED PERMITS BEFORE THIS CASE IS FULLY COMPLIED AND CLOSED.

FBC(2010) 110.10.1

PER THE ASSISTANT BUILDING OFFICIAL THE PROPERTY OWNER WILL BE REQUIRED TO HIRE A THIRD PARTY SPECIAL INSPECTOR WHO IS EITHER A STATE OF FLORIDA LICENSED ARCHITECT OR STRUCTURAL ENGINEER. THE PURPOSE OF THIS SPECIAL INSPECTOR IS TO MONITOR, INSPECT, AND PROVIDE A FINAL INSPECTION REPORT AS A CERTIFICATE OF COMPLIANCE FOR THE REPAIR WORK TO BE DONE AND TO CERTIFY THAT THIS BUILDING AND THE STRUCTURAL MEMBERS ARE SAFE.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Luciana Ugarte, bank attorney, said the bank had foreclosed on the property and there were many problems to be addressed in order to sell it. She discussed the specific citations and how the bank would address them. Ms. Ugarte requested 90 days.

Inspector Masula stated there was an active drywall demolition permit, and a plumbing permit application had been submitted. He said the Assistant Building Official had inspected the building and requested a special third-party inspector oversee the project to ensure the work was done properly and the building was sound.

Julia Parker, neighbor, said this had been a four-year battle and the bank "tells a lot of lies and does a lot of deceitful things." She had worked to get this structure presented to the Unsafe Structures Board, which ordered the property to be fixed. She said support beams between the first and second floors were rotted and chunks of stucco had fallen off the house. She stated a contractor had repaired the stucco on the front of the building but he had just painted the sides and the façade, which was now bowing and cracking. Ms. Parker said the bank had informed the homeowners association that they intended to sell the property as-is.

Robert Bramlet, neighbor, said his home had experienced similar problems and he had repaired it. He said this house was left wide open after the repairs were done and he had taken photos of the structure, which he presented into evidence. He said the sheetrock had been removed and the beams were rotted.

Ms. Ugarte said the bank had taken possession of the property in September 2013. She stated the bank was trying to comply all the violations.

Mr. Thilborger wanted to ensure the bank hired the third-party special inspector requested by Mr. Hernandez.

Mr. Mohnani was troubled by the photos Inspector Masula had taken through the windows. Mr. Jolly stated this was proper.

Ms. Hasan suggested a shorter compliance date for FBC(2010) 110.10.1

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance with FBC(2010) 110.10.1 within 35 days, by 7/28/15 or a fine of \$250 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance with the remaining violations within 63 days, by 8/25/15 or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE15050611

1416 Northeast 6 Street
1416 NORTHEAST 6TH STREET LLC

Certified mail sent to the owner was accepted on 6/6/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE INTERIOR
RENOVATION OF THE KITCHEN AND BATHROOMS WITHOUT
THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.11

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL
AND REPLACEMENT OF THE GAS WATER HEATERS WITHOUT
THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL
AND REPLACEMENT OF THE PLUMBING FIXTURES AND GAS
WATER HEATERS WITHOUT THE REQUIRED PLUMBING PERMIT
AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF THE ELECTRICAL PANELS, OUTLETS, SWITCHES AND DEVICES WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE AFTER THE FACT REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Bradford Cohen, manager, said the wall air conditioner had been permitted by the previous owner. Inspector Masula clarified that the mechanical permit referred to the water heaters, not the air conditioners. Mr. Cohen stated the water heaters were not installed yet. He said they had applied for after-the-fact permits for the cited items. He felt two months would be sufficient. Inspector Masula agreed to re-inspect the property to determine all alterations that had been made.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14120489

1633 Northeast 18 Avenue
WIEDER, MATTHEW BRIAN

Service was via posting on the property on 6/9/15 and at City Hall on 6/11/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.

1. BUILDING AN OUTDOOR KITCHEN AREA IN THE BACK YARD UNDER A LARGE WOODEN TRELLIS.

2. PLUMBING AND ELECTRICAL WORK HAVE BEEN DONE TO PROVIDE THE FIXTURES WITH RUNNING WATER, DRAINAGE AND ELECTRICAL SERVICE.

3. LAYING PAVERS ON THE BACK PATIO.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Leah Mayersohn, attorney, said the workers Inspector Oliva had spoken to never informed the owner of the problem. She requested 90 days to allow the owner to apply for permits. Ms. Mayersohn also objected to the introduction of evidence because she had been unable to review it first. She felt this was not a life safety issue.

Mr. Thilborger noted the life safety issue that the outdoor gas kitchen posed.

Inspector Oliva pointed out that a notice has been posted on the property on December 10, 2014. The owner had also been notified by registered mail. He said there was a gas line run to the outdoor kitchen and the structure required load calculations for wind resistance. The kitchen did constitute a life safety issue.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15041503

922 Northeast 20 Avenue
TOTERA, LUIGI & LILLIAN H

Certified mail sent to the owner was accepted on 6/8/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH A CANOPY AWNING INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH A CANOPY
AWNING INSTALLED THAT HAS ELECTRICAL INSTALLED
THROUGHOUT WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Gerrard Cataldo, engineer and the tenant's agent, stated they had filed a permit application for the electric screens and the electrical work. He felt 60 days was sufficient. Michael Annecca, tenant, confirmed that the owner was aware of the violations.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15041506

928 Northeast 20 Avenue
NE 20 AVENUE PROPERTIES LLC

Certified mail sent to the owner was accepted on 6/8/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH A CANOPY
AWNING INSTALLED WITHOUT THE REQUIRED PERMITS
AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH A CANOPY
AWNING INSTALLED THAT HAS ELECTRICAL INSTALLED
THROUGHOUT WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Gerard Cataldo, engineer, said the tent company had not pulled a permit but a permit application had been submitted. He added that the owner was aware of the violation.

Jonathan Naylor, owner, confirmed he was aware of the violations.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14120144

2840 Northeast 38 Street
PIERSON, KEITH & CLAUDY

Service was via posting on the property on 6/15/15 and at City Hall on 6/11/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. REPAIR TO THE WOOD DECK THAT BELONGS TO THE PROPERTY DOCK.
2. A SECOND BOAT LIFT WAS PLACED ON IT. NEW PILES WERE INSTALLED TO RECONFIGURE THE DOCK SHAPE.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation. He reminded the Board that approvals for projects such as this could take time because State and County approvals were required.

Keith Pierson, owner, said they had hired a Pile Drivers, Inc. to do the work last year but they had not pulled permits. He had called the company, which did not return his calls. Mr. Pierson had hired a structural engineer and a permit expeditor and the permits were now with Broward County. He had also hired a new contractor. Mr. Pierson requested 90 days.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/22/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14100302

425 Seabreeze Blvd
PHF OCEANFRONT LP
% FILLMORE CAPITAL PARTNERS

Certified mail sent to the owner was accepted on 6/8/15.

Robert Masula, Building Inspector, testified to the following violations:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED:
THE WOODEN DOCK HAS NOT BEEN MAINTAINED AND HAS
NOW DETERIORATED FROM THE ELEMENTS. THIS STRUCTURE
HAS NOW BECOME A WINDSTORM HAZARD AND IS UNSAFE.

FBC(2010) 116.1.1

THE WOOD DOCK AND CONCRETE DOCK DECK HAS
DETERIORATED TO THE POINT WHERE IT IS COLLAPSING
AND HAS BECOME A HAZARD TO THE PROPERTY AND
WATERWAY.

FBC(2010) 116.2.1.2.2

THE WOOD DOCK AND CONCRETE DOCK DECK HAVE
DETERIORATED TO THE POINT WHERE IT NEEDS TO BE
COMPLETELY DEMOLISHED AND REMOVED OR REBUILT WITH THE
PROPER PERMITS FIRST BEING OBTAINED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation.

Matthew Mitchell, the owner's representative and environmental consultant, said they were soliciting bids from marine contractors and requested 63 days.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Chair Elfman left the dais temporarily.

Case: CE15042018

3045 North Federal Highway # 32
KBIP PROPERTIES LLC

Certified mail sent to the owner was accepted on 6/12/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WHERE A ROOF A/C
UNIT WAS REMOVED AND THE ROOF SHEATHING WAS
PATCHED IN AND COVERED WITHOUT THE REQUIRED
PERMITS AND/OR INSPECTIONS.

9-280(B)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED:

1. THE ROOF OF THIS PROPERTY IS IN NEED OF ROOF
REPAIRS. THESE REPAIRS WILL REQUIRE A PERMIT AND
INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE AFTER THE FACT PLAN
REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.
SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS
CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation.

Peter Kelly, owner, said he was working diligently to get the work done. A roofing contractor had identified two small areas and informed him that this repair did not require a permit. The roofing contractor had also inspected the area where the old air conditioner had been installed and felt nothing needed to be done. Mr. Kelly had already applied for the permit for the new air conditioner. Inspector Masula said he must review the roof repair to ensure this violation was complied.

Motion made by Mr. Smith, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-2 with Mr. Mohnani and Mr. Thilborger opposed.

Chair Elfman returned to the dais.

Case: CE13100827

1609 Northwest 11 Street
SCOTT, DONALD H/E
HYDE, MARY LEE & SCOTT JOSEPH
NEW OWNERS: PROBATE PROPERTIES LLC

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had pulled the permits but someone had subsequently fraudulently taken ownership of the property. The owner had been trying to regain control of his property since then.

Donald Scott, previous owner, said he was still trying to get the property back from the people who had stolen it.

Ms. Hasan suggested the Board authorize the City Attorney's office to subpoena the property owner of record to attend the next hearing.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. The Board also requested the City Attorney's office issue a subpoena to the owner of record to appear at the next hearing. In a voice vote, motion passed 7-0.

The Board took a break.

Case: CE14060539

2496 Cat Cay Lane
1463 PROPERTIES LLC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 6/24/15 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, said the permits had been pending to be issued since March 2015 and there had been no activity. He had tried to work with the owner and contractor but no action had been taken. Inspector Masula did not support any additional extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 6/24/15 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE14121502

1437 Northwest 4 Avenue
FISHER, LARRY A JR

This case was first heard on 1/27/15 to comply by 3/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 6/24/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the contractor had applied for the window and fence permits only and the carport had not been demolished. He recommended imposition of the fine to motivate the owner.

Motion made by Mr. Thilborger, seconded by Mr. McGee, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 6/24/15 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE11120766

40 Hendricks Isle
MERITAGE CONDO ASSN INC.

This case was first heard on 4/28/15 to comply by 6/23/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of the fine, which would begin to accrue on 6/24/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the permits had been renewed and he had agreed to recommend a 35-day extension. He confirmed that the electricity to the pool had been turned off.

Motion made by Mr. Thilborger, seconded by Mr. Smith, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13071954

1217 Northwest 18 Avenue
BENTLEY, LEON & EASTER

This case was first heard on 3/25/14 to comply by 5/27/14, amended to 6/24/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$550 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported he had been working with the owner since 2013 and he recommended imposition of the fines to motivate the owner.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$550 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE14032296

516 Southwest 16 Street
THIER, JASON

This case was first heard on 9/23/14 to comply by 11/25/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the permit application had been returned for corrections in March and the owner had not responded. He recommended imposition of the fines.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$1,350 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE14071058

350 Delaware Avenue
RIUTTANEN, JOHN S

This case was first heard on 1/27/15 to comply by 3/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,150 fine, which would continue to accrue until the property was in compliance.

Leroy Jones, Building Inspector, reported there had been no progress. When he spoke to the owner in April, the owner had indicated he may let the property go because he purchased it as a 4/2 rental, not a 2/1 and he was having problems with the mortgage.

Motion made by Mr. Thilborger, seconded by Mr. Dooley, to find the violations were not in compliance by the Order date, and to impose the \$9,150 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE14111174

1606 Northwest 14 Court
LOGICORP ENTERPRISES INC.

This case was first heard on 4/28/15 to comply by 5/26/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property was in compliance.

Leroy Jones, Building Inspector, reported he had no contact from the owner and the property was vacant.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$675 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE11061307

2021 Northeast 59 Street
LANE, CHRISTOPHER E & WENDY B

Service was via posting on the property on 6/10/11 and at City Hall on 6/11/15.

George Oliva, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. THE GARAGE HAS BEEN ENCLOSED AND HAS BEEN CONVERTED INTO LIVING SPACE.
2. THE GARAGE HAS BEEN ENCLOSED.
3. WINDOWS HAVE BEEN INSTALLED.
4. INTERIOR FRAMING AND DRYWALL HAVE BEEN INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. PIPING AND FIXTURES HAVE BEEN INSTALLED DURING THE GARAGE ENCLOSURE.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE GARAGE ENCLOSURE.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. THE ENCLOSED GARAGE HAS BEEN AIR CONDITIONED.

FBC(2007) 109.10

WORK WAS PERFORMED AND/OR COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE ENCLOSED GARAGE OPENING, THE WINDOWS INSTALLED, AND THE AC UNIT, IF INSTALLED, HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Oliva stated a Stop Work Order had been issued on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Mr. Smith to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14072166

907 Northwest 12 Terrace
HASAN, ABEER

Service was via posting on the property on 6/9/15 and at City Hall on 6/11/15.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS AS FOLLOW:

1. THE OUTSIDE WALLS WERE RE-STUCCOED.
2. ELECTRICAL WIRES ARE EXPOSED IN THE METER CAN.
3. THE BATHROOM WINDOW AND THE EXTERIOR DOOR WERE
REPLACED.
4. INTERIOR ALTERATIONS ARE IN PROGRESS: DRYWALL,
PLUMBING AND ELECTRICAL FIXTURES HAVE BEEN
REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Inspector Oliva informed the Board this presented a life safety issue because of the electrical work.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 7/28/15 or a fine of \$200 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE14121546

2448 Bayview Drive
PERDOMO, GERARDO ARAUJO
MUNERA, J F & GALVIS, ALEJANDRO

Service was via posting on the property on 6/9/15 and at City Hall on 6/11/15.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE POOL WAS FINISHED. TODAY IT REMAINS WORK WITHOUT PERMIT. IT IS A LIFE SAFETY VIOLATION BECAUSE THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED.

1. MECHANICAL PERMIT #11080673
2. POOL/MECHANICAL PERMIT #04071345
3. POOL/BUILDING PERMIT #04052332
4. POOL/PLUMBING PERMIT #04052334
5. POOL/ELECTRICAL PERMIT #04052335

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva explained that the Florida Child Safety Act and Broward County Child Protection Law required pools to be safe regarding barriers and electrical work. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation and to order to electric to the pool be turned off at the breaker.

Inspector Oliva had spoken with the owner, who had argued that there was nothing wrong with the pool. He stated he had already asked the owner to turn the power off to the pool and use the filter overnight when no one would use the pool

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15040771

201 Southwest 2 Street
RIVERWALK CENTRE LTD

Certified mail sent to the owner was accepted on 6/6/15.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED

PERMITS, INSPECTIONS AND C.O.

1. PLUMBING AND ELECTRICAL ALTERATIONS ARE BEING DONE TO BUILD A BAR INSIDE THE BUILDING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Motion made by Mr. Thilborger, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 7/28/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Inspector Oliva informed the Board that out of 57 cases cited for pool electrical issues, most owners had already complied the violations.

Case: CE15051139

5970 Northeast 22 Way
2015-2 IH BORROWER LP

Certified mail sent to the owner was accepted on 6/8/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE POOL CONSTRUCTION WAS FINISHED. TODAY IT REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY VIOLATION BECAUSE THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED.

1. BUILDING PERMIT # 03071860 (NEW POOL).
2. ELECTRICAL PERMIT # 03071861 (ELECTRIC FOR POOL) BUILDING.
3. PERMIT # 03091206 (POOL BARRIER FENCE).

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation and to order to electric to the pool be turned off at the breaker.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. The Board also requested the electric to the pool be turned off at the breaker. In a voice vote, motion passed 7-0.

Case: CE15051141

3317 Southwest 19 Street
HANEY, TAMMY J

Certified mail sent to the owner was accepted on 6/6/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE POOL CONSTRUCTION WAS FINISHED. TODAY IT REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY VIOLATION BECAUSE THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED.

1. BUILDING PERMIT # 03031927 (NEW POOL AND DECK).
2. PLUMBING PERMIT # 03031928 (POOL PIPING).
3. ELECTRICAL PERMIT # 03031930 (POOK HOOKUP/RELOCATE SERVICE UNDERGROUND).

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation and to order to electric to the pool be turned off at the breaker.

Inspector Oliva said he had already asked the owner to turn the electric off to the pool.

Motion made by Mr. Thilborger, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. The Board also requested the electric to the pool be turned off at the breaker. In a voice vote, motion passed 7-0.

Case: CE14060058
2500 Lucille Drive
KLAIRMONT, LARRY

Service was via posting on the property on 6/17/15 and at City Hall on 6/11/15.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THERE ARE SEVERAL ITEMS THAT HAVE BEEN INSTALLED
ON THIS PROPERTY WITHOUT FIRST OBTAINING THE
REQUIRED PERMITS TO INCLUDE:

1. A SMALL SHED.
2. A GENERATOR.
3. AN AWNING.
4. A POOL HEATER.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day.

Motion made by Mr. Thilborger, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 7/28/15 or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14061007
2186 Northeast 59 Court
O FLAHERTY, DANIEL

Certified mail sent to the owner was accepted on 6/10/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH AN INTERIOR
REMODEL WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2010) 105.4.15

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF WINDOWS AND DOORS WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.17

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF THE GARAGE DOOR WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE ATF PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Mr. Smith to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 7/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14081290

2900 Northeast 30 Street # M-3
JAZBROWHOMES LLC

Service was via posting on the property on 6/15/15 and at City Hall on 6/11/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH A COMPLETE INTERIOR REMODEL OF THE KITCHEN WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/25/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15011944

609 Northeast 8 Avenue
ELITE HOME PARTNERS LLC

Certified mail sent to the owner was accepted on 6/8/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH INTERIOR AND
EXTERIOR RENOVATIONS WITHOUT THE REQUIRED PERMITS
AND/OR INSPECTIONS.

FBC(2010) 105.4.15

THIS PROPERTY HAS BEEN ALTERED WITH THE
REPLACEMENT OF THE FRONT DOOR WITHOUT THE REQUIRED
PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.17

THIS PROPERTY HAS BEEN ALTERED WITH THE
REPLACEMENT OF THE GARAGE DOOR WITHOUT THE
REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE AFTER THE FACT PLAN
REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.
SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND
PROPERLY CLOSE OUT ALL REQUIRED PERMITS BEFORE
THIS CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 7/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15060586

1709 Southwest 10 Street
SILVERA, KENNETH A

Service was via posting on the property on 6/12/15 and at City Hall on 6/11/15.

Leroy Jones, Building Inspector, testified to the following violations:

FBC(2010) 111.1.1

MAKE-SHIFT ROOMS HAS BEEN ADDED TO THIS DWELLING
ALTERING THE ORIGINAL USE AND MEANS OF EGRESS.

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. ILLEGAL CONVERSION OF A SINGLE FAMILY DWELLING.
THE FLOOR PLAN HAS BEEN CHANGED BY ADDING NEW
ROOMS AND THE ELECTRICAL SYSTEM HAS BEEN ALTERED.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM IN THIS BUILDING HAS BEEN
ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THERE IS ELECTRICAL WIRING EXPOSED THROUGHOUT
THE HOUSE AND STAPLED ALONG THE DRYWALL TO HANG
LIGHTING IN THE MAKE-SHIFT ROOMS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

Ms. Hasan said firefighters had emailed her additional photos of the property and a drawing of the layout showing where new drywall was installed.

Inspector Jones recommended ordering the owner to allow the City to perform a safety inspection in the next 10 days. If the violations were confirmed, compliance was ordered within 35 days or a fine of \$50 per day, per violation. Ms. Hasan recommended a fine of \$250 per day. Mr. McGee asked if the Fire Marshal could have jurisdiction over the property. Ms. Hasan stated the Fire Marshal had indicated to her that he did not have the authority but she believed he did. If the Board's order included the 10-day

inspection and the owner did not allow access, she said the City would probably go to court for a warrant.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to ask the owner to allow a City or County safety inspection within 10 days and to order the property owner to come into compliance within 35 days, by 7/28/15 or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14111588

814 Southwest 26 Court
RANDOLPH, DONNA LE
BURNS IRREVOCABLE FAM TR

This case was first heard on 5/26/15 to comply by 6/23/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, reported there had been no progress or communication.

Motion made by Mr. Thilborger to grant a 154-day extension to 11/24/15, during which time no fines would accrue. Motion died for lack of a second.

Case: CE13101928

2201 Northwest 23 Ln
MCGILL, SHERRI

This case was first heard on 9/23/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350.

George Oliva, Building Inspector, reported the permits had been issued on June 5, 2015 and recommended a 154-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 154-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14031651

937 Northwest 13 Street
LEVY, JEFFREY B

This case was first heard on 7/22/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the work was in progress and recommended a 126-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 126-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14051500

1389 Southwest 24 Avenue
FIVE TEN FLORIDA III LLC
NEW OWNERS: CSMA FT LLC
%FIRST KEY MORTGAGE LLC

This case was first heard on 9/23/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the permits had been changed on 4/28/15 to reflect the name of the new owners but no one had called for inspections yet. He recommended a 126-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 126-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Mohnani left the dais temporarily.

Case: CE14060438

930 Northwest 14 Street
ADEA REAL ESTATE LLC

This case was first heard on 9/23/14 to comply by 10/28/14, amended to 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the electrical permit had passed final inspection and the owner had applied for the kitchen alteration, GFI and plumbing relocation permits. He recommended a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Dooley, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Thilborger opposed.

Mr. Mohnani returned to the dais.

Case: CE08070448

1431 Northwest 11 Place
DRAGOSLAVIC, GORAN
DRAGOSLAVIC, TERESS

This case was first heard on 6/24/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported all permits had been issued and work was in progress. The owner had requested a 91-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 91-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14061177

3505 Southwest 12 Court
MCFARLANE, CHRISTINE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had applied for permits and recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Mr. Dooley, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10070711

2601 Southwest 13 Place
VEGA, GLORIA STELLA

This case was first heard on 4/22/14 to comply by 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350. The City was requesting to vacate the Order and abate the existing fines. HSBC Bank USA NA, C/O Ocwen Loan Servicing LLC, had acquired the property on 4/1/15.

George Oliva, Building Inspector, reported a new case had been opened against the new owner.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to vacate the order and abate all fines. In a voice vote, motion passed 7-0.

Case: CE14110452

1729 Northwest 16 Avenue
CUKIERKORN, JACQUES

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had pulled one permit for the kitchen alteration but the plumbing and electrical had never been issued. He had spoken to the owner and reminded him that the property would not be in compliance until all permits were issued and passed inspection.

Motion made by Mr. Thilborger, seconded by Mr. McGee, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13091177

3210 Northwest 63 Street
STYCZYNSKY, RANDALL W

This case was first heard on 11/26/13 to comply by 1/28/14 amended to 2/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said the plans had been submitted with corrections, passed plan review and were pending to be issued. He noted that someone at the residence had refused delivery of a notice regarding the extension granted at the last hearing.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair Elfman opposed.

Case: CE14081828

1775 Northeast 20 Street
SIDDIQI, JUNAID
SIDDIQI, SAUMINI

This case was first heard on 4/28/15 to comply by 6/23/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity for the windows.

The Board took no action.

Case: CE14100227

528 Victoria Terrace
528 VICTORIA TERRACE LLC

This case was first heard on 4/28/15 to comply by 6/23/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had been sent to the contractor for corrections on May 11, 2015 but had not been resubmitted. The contractor had been in the Building Department the previous day and someone had been present earlier but was not permitted to represent the property without proper authorization.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14110051

2811 Northeast 57 Street
DEUTSCHE BANK NATL TR CO TRUSTEE
%FIDELITY/HSBC-NY

This case was first heard on 5/26/15 to comply by 6/23/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

The Board took no action.

Case: CE14111609

545 S FtL Beach Boulevard 1101
WISMER, GERALD BRUCE

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the electrical demolition permit had been issued and passed final inspection. Inspector Masula distributed copies of a letter he had received from a prospective buyer indicating the buyer intended to remodel the unit and requesting a 90-day extension, which Inspector Masula supported. Chair Elfman

was concerned with granting such a long extension in the event the sale fell through. Inspector Masula said if the Board granted a 35-day extension, he would possibly recommend another extension in the future.

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a roll call vote, motion failed 3-4 with Mr. Mohnani, Mr. Dooley, Mr. McGee and Chair Elfman opposed.

Motion made by Mr. Dooley, seconded by Mr. Mohnani, to grant a 91-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15020287

3233 Northeast 34 Street # 1612
CRICKETT, JOHN J

This case was first heard on 4/28/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application and all sub-permits had been approved by all disciplines except mechanical. He recommended a 35-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 35-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15020820

1710 Northeast 5 Court
NAOUI, HASSEN
NAOUI, NIVROSE DEZEME

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the electrical permit had passed plan review and the structural permit was pending corrections. He supported a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Thilborger, to grant a 63-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Approval of Meeting Minutes

Motion made by Mr. McGee, seconded by Mr. Thilborger, to approve the minutes of the Board's May 26, 2015 meeting. In a voice vote, motion passed 7-0.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15051133 CE14120868 CE15030328 CE15032029

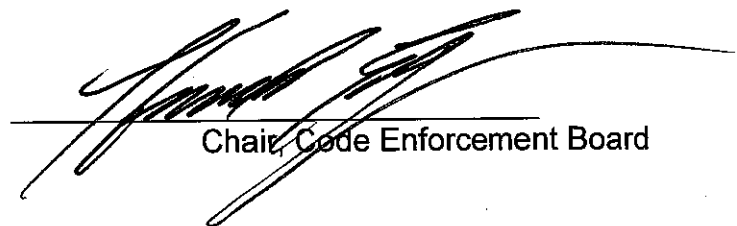
Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15050348 CE15050805 CE15051137 CE15051142
CE14031317 CE15011675

There being no further business to come before the Board, the meeting adjourned at 2:09 p.m.

ATTEST:


Clerk, Code Enforcement Board
Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.